

OM728130 5431 E SILVER SPRINGS BLVD, #B, SILVER SPRINGS, FL 34488

County: Marion
Legal Subdivision Name: MONTEREY VILLAGE REV
Property Style: Retail
Heated Area: 2,389 SqFt / 222 SqM
Total Area: 2,389 SqFt / 222 SqM
Flex Space SqFt:
Office Retail Space SqFt:
Com Trans Terms:
Lease Amount Frequency: Annually
Terms Of Lease: Absolute (Triple) Net
Total Annual Fees: 0.00
New Construction: No
Flood Zone Code: X
Number of Tenants:
Tenant Count:
Financial Package:

Status: Active
Lease Price: \$14.00 / Per SqFt
Lease Term: 3 to 5 Years
Net Leasable SqFt: 2,389
Lease \$/SqFt: \$14.00
Year Built: 1979
ADOM: 0 **CDOM:** 0

2389 sq ft open space office, retail or conference space for lease on high traffic main SR 40 East – West corridor. This property has wide frontage on Silver Springs Blvd., located at the gateway to Ocala and the Ocala National Forest population centers. Close to large shopping centers, supercenter, and many National franchise restaurants and retailers. This location is perfect for a Financial Institution, or any style office or retail use. Over 100 parking spaces with turning lanes and easy in and out to main thorough fare and side roads.

Land, Site, and Tax Information

Zoning: B2
Subdivision #:
Tax ID: [24080-000-00-B](#)
Taxes: \$28,758.09
Book/Page: D-098MONTERE
Legal Desc: SEC 01 TWP 15 RGE 22 PLAT BOOK D PAGE 098 MONTEREY VILLAGE REVISED ALL BLK A & BLK D LOTS 1.2.3.6. & BLK E LOTS 1.2.3.4.5.6.7. & ALL OF PALMETTO STREET & ALL OF OAK STREET & ALL OF THAT PART OF PASTEUR STREET LYING SWLY OF THE PROJECTION OF THE WLY B DY LINE OF THE ELY 80 FT OF LOT 4 BLK C & COM AT THE SE COR OF LOT 4 BLK C TH SWLY ALG THE S BDY OF SAID LOT 4 AND ALG THE ROW LINE OF STATE RD 40, 80 FT FOR THE POB TH CONT SWLY ALG SAID LINE 90 FT MOL TO THE E BDY OF OAK STREET AT THE SW COR OF SAI D LOT 4 TH NWLY ALG WLY BDY OF SAID LOT 4 AND THE ELY BDY OF OAK STREET TO THE NW COR OF SAID LOT AND THE SELY BDY OF PASTUER STREET TH NELY ALG SELY BDY OF PASTUER STREET 90 FT TH SELY TO THE POB EXC ROW & EXCEPT BLK E LOTS 1.2.3.4.5.6.7.& EX W
Road Frontage: Main Thoroughfare, State Road
Add Parcel: No **# of Parcels:**
Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No

Future Land Use:
Development:
Tax Year: 2025
Complex/Comm Name:
Front Exposure:
Flood Zone: X
Front Footage:
Lot Size Acres: 4.84
Lot Size: 210,830 SqFt / 19,587 SqM
Water Name:
Water Extras: No

Interior Information

Floors:
A/C: Central Air
Heat/Fuel: Heat Pump

Total Number of Buildings: 1
Ceiling Height: 10 to 15 Feet
Water: Public

Offices:
Freezer Space YN:

Exterior Information

Ext Construction: Block
Electric Service: 200+ Amp Service

Foundation: Slab
Road Surface Type: Asphalt
Signage: Pole Sign

Audio Surveillance Notice:

of Bays:
of Bays Dock High:
of Bays (Dock Well):
of Gas Meters:
of Electric Meters:

Green Features**Income and Expense**

Tenant Pays: Common Area Maintenance, Electricity, MANAGEMENT, PESTCONTROL, Pro-Rated, Property Insurance, Property Taxes, TAXES, Trash Collection, Water
Pass-Through Expenses Type: Annual
\$/SqFt
Initial Pass-Through Expenses: 4.90

Pass-Through Expense Includes: Common Area Maintenance, GROUNDS, Liability Insurance, MANAGEMENT, Property Insurance, Property Taxes, TAXES

Realtor Information

List Agent: [Lance Schenker](#)

List Agent ID: 271512193 **List Agent Direct:** 352-362-1224

List Agent E-mail: lanceschenker@GMAIL.COM

List Agent Fax: 352-351-8180 **List Agent Cell:** 352-362-1224

List Office: [BILL RODGERS REALTY](#)

Original Price: \$33,446

List Office Fax: 352-351-8180 **List Office ID:** 271500022

On Market Date: 07/10/2026

List Office Phone: 352-629-7506

LP/SqFt: \$14.00

Expiration Date: 07/07/2028

Delayed Distribution YN: No

Delayed Dist. Date

Seller Representation: Transaction Broker

Owner: FLO SILVER LLC

Owner Phone:

Listing Type: Exclusive Agency

Num Months Leased:

Leased Area:

Spec List Type: Exclusive Agency

Realtor Info:

Confidential Info:

Showing Instructions: Call Before Showing, Call Listing Agent

Showing Considerations:

Driving Directions: From East Silver Springs BLVD (SR-40). Go east on Silver Springs BLVD/SR 40 to Silver Springs. Property on left 1/4 Mile before the traffic light at SR40 and CR35.

Realtor Remarks: Information has been provided by the owner and/ or taken from the County Property Appraiser. Information is deemed to be correct; however, neither Bill Rogers realty Inc., nor its agents, guarantees the accuracy of the information. Buyer/Buyer's agent is encouraged to verify all information.

Seller's Preferred Closing Agent

Closing Agent Name:

Phone:

Email:

Fax:

Address:

Closing Company Name:

MLS# PType-County	Change Type Y Dt	List Price/ Sold Price	Address City	Beds SqFt	List Date Tax ID	Zip Code	Current List Office List Agt
OM728130 COML-Marion	NEW, 07/10/2026	\$14	5431 E SILVER SPRINGS BLVD Unit#B SILVER SPRINGS	2,389	07/07/2026 24080-000-00-B	34488	BILL RODGERS REALTY Lance Schenker
OM728130 COML-Marion	CS, 07/10/2026		5431 E SILVER SPRINGS BLVD Unit#B SILVER SPRINGS	2,389	07/07/2026 24080-000-00-B	34488	BILL RODGERS REALTY Lance Schenker

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